



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, JULY 2, 2020 AT 6:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills, CA

www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours. These materials will also be made available on the City website subject to Staff's ability to post the documents before the meeting.

NOTICE OF TELECONFERENCED MEETING

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), Planning Commissioners may participate via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment.

Commissioners Teleconferencing: Chair Jitze Couperus, Vice-Chair Rajiv Patel and Commissioners Birgitta Indaco, Susan Mandle and Ed Smith.

This meeting will be broadcast via Granicus live-stream service at <http://www.losaltoshills.ca.gov>.

NOTE: *There is a delay between the live meeting proceedings and the Granicus live-stream. If you wish to provide oral comments during the meeting, please follow the meeting proceedings via the teleconference to ensure you are prepared when called upon.*

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to the Project Planner for the project or the Planning Technician kbrunner@losaltoshills.ca.gov. Emails received prior to the meeting will be included in the public record. The Technician will read aloud public comments at the Planning Commission meeting, not to exceed three minutes (approximately 300 words).
2. If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone or Android device, click this URL to join:
Videoconference Link: <https://bit.ly/July2PCLAH>
Webinar ID: 885 7676 1635
Password: 94022
Phone: (669) 900 6833

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments.

THURSDAY, JULY 2, 2020 AT 6:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. REORGANIZATION OF THE PLANNING COMMISSION

- 2.1 Appointment of Chair
- 2.2 Appointment of Vice-Chair

3. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or act tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

4. APPROVAL OF MINUTES

- 4.1 Approval of June 4, 2020 Regular Meeting Minutes

5. PUBLIC HEARINGS

Public hearings are specially noticed items for discussion. Anyone wishing to speak regarding a public hearing should fill out a speaker card prior to the completion of the staff report and give it to staff. The order of business for public hearings is as follows:

- 1. Staff Presentation
- 2. Applicant Presentation – 15 Minutes
- 3. Commission Questions/Clarifications
- 4. Public Comments – 3 Minutes per person
- 5. Applicant Response – 5 Minutes
- 6. Commission Comments/Questions/Action

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

➤ *Planning Commission Ex Parte Contacts Policy Disclosure*

5.1 13210 E. Sunset Drive - File #SD18-0008 – Lands of Pang

Site Development Permit for a new 5,263 square foot, two-story residence with a 3,362 square-foot basement that includes a four-car garage, and a pool. This project was continued from the June 6, 2020 Planning Commission Meeting.

CEQA Review: Categorical Exemption per Section 15305(a)

Project Planner: Steve Padovan

5.2 13254 East Sunset Drive – File #CDP20-0001 and VAR20-0003 – Lands of Suchter

Conditional Development Permit for a new 3,985 square-foot, two-story residence with an 1,873 square-foot basement, including a 767 square-foot accessory dwelling unit in the basement on a 0.96 square-foot lot, a Variance for a front yard setback of 32 feet where 40 feet is required, and an exception to the Town's Grading Policy.

CEQA review: Categorical Exemption per Sections 15303(a) and 15305(b)

Project Planner: Krista Yost

- 5.3 26270 Purissima Road – File #ZP20-0027 and #VAR20-0004 – Lands of Beliveau
Zoning Permit to construct a new 12-foot tall sound wall to the south of the residence, and a Variance to allow portions of the wall, which exceed the Town’s maximum wall height of 6 feet, within the required rear yard setback.

CEQA review: Categorical Exemption per Section 15303(e)

Project Planner: Krista Yost

- 5.4 27000 Purissima Rd – File# SD20-0041 & VAR20-0005 – Town of Los Altos Hills
Site Development Permit for a new 1,250 square-foot tractor port; and a Variance to allow the tractor port structure to be located in the existing parking area, which encroaches into the 30-foot rear setback, adjacent to Interstate 280, up to 18 feet.

CEQA review: Categorically Exempt per Section 15303(e)

Project Planner: Zachary Dahl

6. REPORTS FROM THE CITY COUNCIL MEETINGS

6.1 Past Meetings

- May 21, 2020 – Chair Couperus

6.2 Upcoming Meeting Assignments

- June 18, 2020 – Commissioner Indaco
- July 16, 2020 – Commissioner Smith
- August 20, 2020 – Vice-Chair Patel
- September 17, 2020 – Commissioner Waschura

7. REPORT ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

7.1 June 9, 2020

- 11778 Maria Lane - File #SD19-0039 – Lands of Hyder
Site Development Permit for a 3,964 square-foot one-story addition to an existing 5,645 square-foot one-story residence.

7.2 June 16, 2020

- 12175 Edgecliff Place - File #: SD20-0029 - Lands of Brougher
Site Development Permit for landscape screening for an approved addition with a side setback variance.

7.3 June 22, 2020

- 27240 Natoma Road - File #: SD19-0086 - Lands of Niv
Site Development Permit for landscape screening for a new residence including a request for a fence and gate height exception to allow for a six-foot open style fence where a five-foot fence is permitted.

7.4 June 30, 2020

- 26400 Eshner Court – File #ZP20-0025 – Lands of DJNH LLC
Zoning Permit to install new fencing along a west facing interior side property line. The request includes replacement of an existing 4.5-foot tall chain-link fence with a 6-foot tall solid redwood fence and replacement of an existing 3-foot tall open rail fence with a 6-foot tall open rail fence.

8. PLANNING DIRECTOR REPORT

9. ADJOURNMENT